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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5411 EAST WILLIAM CANNON DRIVE AND 6709 SOUTH PLEASANT VALLEY ROAD FROM WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from warehouse limited office-conditional overlay (W/LO-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2016-0026, on file at the Planning and Zoning Department, as follows:

Tract 1:

Lot 1B, Resubdivision of Lot 1 of Onion Creek Forest, Section 3 subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 72, Page 61 of the Plat Records of Travis County, Texas,

Tract 2:

Lot 2, Onion Creek Forest, Section 3 subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 68, Page 48, SAVE and EXCEPT the 0.87 acres deeded to the City of Austin on Exhibit "A" attached hereto (cumulatively referred to as the "Property"),

locally known as 5411 East William Cannon drive and 6709 South Pleasant Valley Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses for the Property:

Automotive rentals
Automotive sales

Automotive repair services
Automotive washing (of any type)

Bail bond services
Commercial off-street parking
Equipment repair services
Exterminating services
Monument retail sales
Plant nursery
Vehicle storage

Commercial blood plasma center
Construction sales and services
Equipment sales
Laundry services
Pawn shop services
Service station

- B. The maximum height of a building or structure on the Property is limited to 50 feet.
- C. Development of the Property is limited to 70% impervious coverage.
- D. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2016.

PASSED AND APPROVED

_____, 2016

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§
§

Steve Adler
Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

EXHIBIT "B"

LAND DESCRIPTION

Being a description of 0.87 acres out of Lot 2, Onion Creek Forest, Section 3, an addition to the City of Austin as recorded in Volume 68 page 48 of the plat records of Travis County, Texas; and being more particularly described by metes and bounds as follows:

1-05-3002

Commencing at the southwest corner of said Lot 2, for the POINT OF BEGINNING of this tract, same being also a point in the east right of way line of South Pleasant Valley Road;

THENCE, following the east right of way line of South Pleasant Valley Road, same being also the west line of said Lot 2, North $42^{\circ} 24'$ East, 77.01 feet for a corner of this tract;

THENCE, North $76^{\circ} 15'$ East, 388.83 feet for angle point,

THENCE, South $61^{\circ} 04'$ East, 320.69 feet for inside corner of this tract;

THENCE, North $22^{\circ} 21'$ East, 89.12 feet for a corner of this tract, same being a point in the South right of way line of Knuckles Crossing Road, and Northeast line of Lot 2;

THENCE, following the south right of way line of Knuckles Crossing Road, South $35^{\circ} 31'$ East, 80.00 feet for a corner of this tract, same being also a northeast corner of said Lot 2;

THENCE, South $22^{\circ} 21'$ West, 94.65 feet for corner of this tract, same being also the southeast corner of said Lot 2;

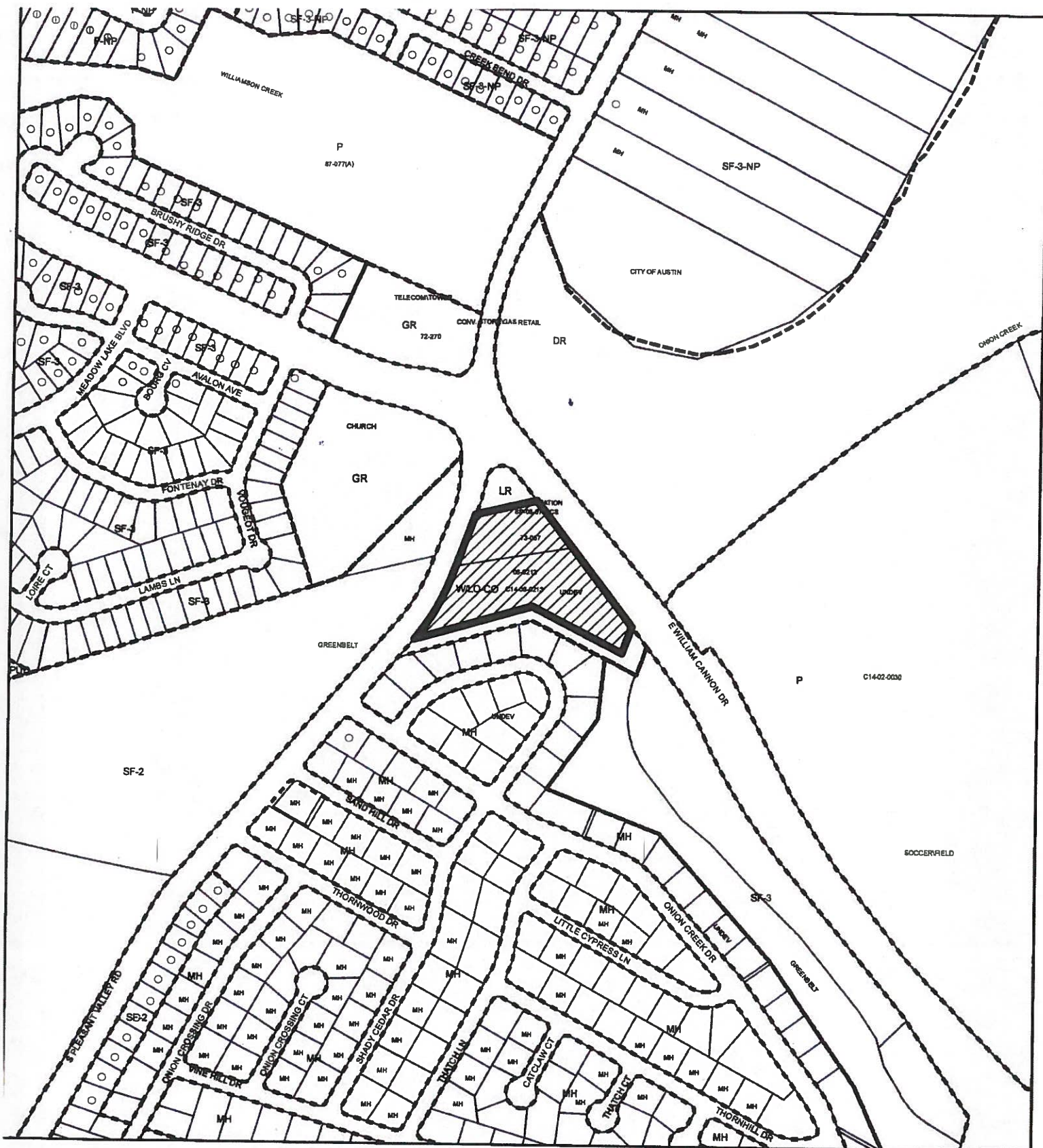
THENCE, North $61^{\circ} 04'$ West, 373.60 feet for angle point;

THENCE, South $76^{\circ} 15'$ West, 440.30 feet to the POINT OF BEGINNING, and containing 0.87 acres.

Jess Webb 11-1-74
Jess Webb, P.E.



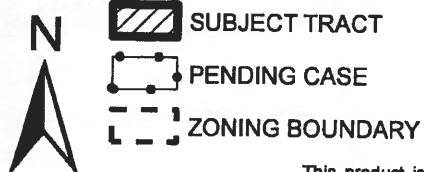
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ZONING

ZONING CASE#: C14-2016-0026

Exhibit B



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

